



AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Chairman Sprague
Invocation Brett McGuire
Pledge of Allegiance Tony Atkins
Quorum Quorum present with 4 of 5 members present (80%) Chairman Sprague
Approval of Minutes for March 2, 2006 Chairman Sprague
Tony Atkins moved to approve the minutes. Brett McGuire seconded. Motion carried 4-0.
Reading of the Agenda Director Browning
Approval of the Agenda Chairman Sprague
Brett McGuire moved to approve the agenda. Deanne Hall seconded. Motion carried 4-0.

Old Business

Preliminary Plat Staff
 1. **Amberley Section II**, Riverwood Parkway, Zoned PUD, 82 units, 16.06 acres, *Commission District 3.*

Dean Thompson moved to approve preliminary plat for Amberley Section II with conditions contained in the staff report. Tony Atkins seconded. Motion carried 4-0

2. **Burks Mountain Road**, Preliminary and Final Plat, Right-of-way dedication, Zoned R-A, M-2, and S-1, *Commission District 3.*

Tony Atkins moved to approve preliminary and final plat for Burks Mountain Road with conditions contained in the staff report. Dean Thompson seconded. Motion carried 4-0

Rezoning Staff
 3. **RZ 06-03-01**, Rezone Tax Map 072B Parcel 057 and Tax Map 072B Parcel 049H, 9.15 acres located at 4518 Hereford Farm Road to apply the Residential Cluster Overlay to the R-2 zoning district. *Commission District 3.*

Dean Thompson moved to disapprove RZ 06-03-01 and close public hearing. Deanne Hall seconded. Motion failed 2 (Thompson and Hall) to 2 (McGuire and Atkins). Chair stated rezoning was disapproved due to failure to have enough votes to approve RZ 06-03-01.

New Business

Final Plat Staff
 4. **Ashbrooke II**, Chamblin Road, Zoned R-2 RCO, 25 lots, 7.14 acres, *Commission District 3.*
 5. **Ashbrooke III**, Chamblin Road, Zoned R-2 RCO, 28 lots, 6.34 acres, *Commission District 3.*
 6. **Berkley Hills I**, William Few Parkway, Zoned R-2, 59 lots, 23.97 acres, *Commission District 3.*

Tony Atkins moved to approve final plats for Ashbrooke II, Ashbrooke III, and Berkley Hills I with conditions contained in the staff report. Brett McGuire seconded. Motion carried 4-0.

Preliminary Plat Staff
 7. **Woodlief IV**, Wells Drive, Zoned R-1 RCO, 49 lots, 34.08 acres, *Commission District 3.*
 8. **Bartram Trail III**, Columbia Road, 26 lots, 15.90 acres, *Commission District 3.*

Dean Thompson moved to approve preliminary plats for Woodlief IV and Bartram Trail III with conditions contained in the staff report. Tony Atkins seconded. Motion carried 4-0.



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Rezoning..... Staff

9. **RZ 06-03-05**, Rezone Tax Map 052 Parcel 012, 193.10 acres located on Wrightsboro Road from R-2 to PUD. *Commission District 4.*

Tony Atkins moved to table RZ 06-03-05 until March 30, 2006 for further study by staff; public hearing remains open. Brett McGuire seconded. Motion carried 4-0.

10. **RZ 06-03-06**, Rezone Tax Map 072 Parcel 073E, 2.12 acres located at 643 Gibbs Road from R-2 to T-R. *Commission District 3.*

Tony Atkins moved to table RZ 06-03-06 until March 30, 2006 for further study by staff; public hearing remains open. Brett McGuire seconded. Motion carried 4-0.

11. **RZ 06-03-07**, Rezone Tax Map 066 Parcel 066, 0.92 acre located at 4774 Washington Road from R-1 to C-2. *Commission District 3.*

Dean Thompson moved to approve RZ 06-03-07 with conditions contained in the staff report; public hearing closed. Tony Atkins seconded. Motion carried 4-0.

12. **RZ 06-03-08**, Rezone Tax Map 078D Parcel 010A, 2.47 acres located on Settlement Road from R-3 to C-2, *Commission District 2.*

Brett McGuire moved to approve RZ 06-03-08. No second. Motion died for lack of second.

Dean Thompson moved to disapprove RZ 06-03-08; close public hearing. Deanne Hall seconded. The motion carried with 2 (Thompson and Hall) in favor, one (McGuire opposed), and one (Atkins) abstaining.

Variation Staff

13. **VA06-03-01**, request for variations from Section 90-96(c)(5), *Evans Town Center Overlay District (ETCO)*, Doors; Section 90-135 *Signs*, maximum wall sign area in the ETCO located at Washington Road at Industrial Park Drive. *Commission Districts 1 and 2.*

Brett McGuire moved to approve VA 06-03-01 with conditions contained in the staff report; public hearing closed. Tony Atkins seconded. Motion carried 4-0.

Staff Comments **None** Staff

Public Comments **None**..... Chairman Sprague

Adjourn **8:21 p.m.**..... Chairman Sprague

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Brett McGuire
District 1 [Stephen Brown]	Tom Sprague, Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall, Vice-chairwoman
District 4 [Lee Anderson]	Tony Atkins

March 16, 2006



AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

Meeting Schedule: March 2006

Board/Commission	Date	Time	Location
Planning Commission	March 16, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	March 21, 2006	6:30 PM	Evans Government Center Auditorium
Planning & Engineering Services Committee	March 27, 2006	3:30 PM	Evans Government Center Auditorium
Planning Commission	March 30, 2006	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	April 4, 2006 Canceled	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	April 18, 2006	6:30 PM	Evans Government Center Auditorium
Planning Commission	April 20, 2006	6:30 PM	Evans Government Center Auditorium
Planning & Engineering Services Committee	April 24, 2006	3:30 PM	Evans Government Center Auditorium

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, April 18, 2006** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, April 14, 2006 to place their name on the agenda for presentation.

COLUMBIA COUNTY
GEORGIA